



The submissions on this file and the Inspector's report were considered at a meeting held on 26 March 2026.

The Commission decided to grant retention of permission generally in accordance with the Inspector's recommendation, in accordance with the Inspector's draft reasons, considerations and conditions.

It is considered, subject to compliance with the conditions set out below, development proposed to be retained would not result in the creation of a traffic hazard, would not seriously injure the visual or residential amenities of the area, would not adversely impact upon the local receiving environment nor landscape, would not adversely impact upon water quality and would not give rise to disturbance of protected habitats or species in any European site. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

1. The development shall be retained, in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The use of the access sought to be retained shall be for agricultural purposes only.

**Reason:** In the interest of clarity.

3. The applicant ensure the following in relation to the access to be retained.

- (a) that sightlines will be permanently maintained at the agricultural access point,
- (b) the adjoining public carriageway shall not be in any way altered,
- (c) the gradient of the entrance splay area shall not exceed 3%,
- (d) an interceptor drainage grating shall be provided across the full width of the entrance and piped to a satisfactory outfall. Surface water shall not discharge onto the public road from the appeal site, and
- (e) the maintenance of all roadside drainage shall be responsibility of the landowner.

**Reason:** In the interests of traffic safety, environmental protection and surface water management.

**Planning Commissioner:**



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**Paul Caprani**

**Date:**

**26<sup>th</sup> day of March 2026**